

2006 AFFORDABLE HOUSING COMMISSION 2007



In the beginning: Mayor Slay and Alderman Freeman Bosley break ground on PT. Bosley Senior Estates. The 51 unit apartment complex located in the Third Ward will begin accepting residents in the summer of 2008.



Report to the Community

Mayor's Remarks

Few things in life are more important than a comfortable, safe, accessible home. The purchase or rental of a home is usually a family's single greatest expenditure. But the condition of our homes is also very important to the economies of our families, our neighborhoods, and our City as a whole. Our community is stronger when our citizens live in homes that are safe, secure, comfortable and well-kept—and when our families can afford homes that have these features. This is why the Affordable Housing Commission is an important part of our City's reinvestment and redevelopment strategy.



We know that people living in stable environments have better quality of life: children are more successful in school and workers are more productive in their jobs. Equally important, long-term, stable residents make our neighborhoods safer and more secure. In this Affordable Housing Commission Special Report to the Community, I am pleased to present the Commission's gratifying results and show how the Commission's activities fit into the City's overall revitalization.

Since its inception in 2001, the Affordable Housing Commission has awarded grants and loans to non-profit agencies, for-profit developers, and neighborhood-based organizations to create and preserve affordable housing in St. Louis. The Commission administers the City's Affordable Housing Trust Fund. The Trust Fund works by building on private investments, charitable contributions, grants, volunteer hours, endowments, and in-kind assistance, as well as other City funding. Every single development project we fund leverages private, and/or other outside money with money from the Trust Fund. This adds up to a significant economic impact in our neighborhoods. In 2006, we invested \$1.5 million in construction projects to leverage nearly \$31 million in other investment in the development and rehabilitation of new homes. In 2007, we invested just over \$2.5 million to yield a total housing development investment of \$82 million. From a dollars and sense standpoint, Trust Fund investments generate a remarkable rate of return. The expansion of our supply of quality affordable housing, however, is the most important impact—these new homes bring positive changes to the lives of our citizens.

This report of the Affordable Housing Commission spans two years, 2006 and 2007. It marks the 6th full year that the Commission has provided funding for developments that create and preserve affordable housing throughout our City and for housing-related programs that assist people in maintaining and keeping their homes. Initiatives funded range from homeless prevention programs to help our most vulnerable citizens avoid life on the streets, to funding for emergency home repairs that keep homes habitable and allow families to remain in their neighborhoods. You will also see education programs that help families avoid predatory loans and help our citizens become knowledgeable homeowners.

The Commission is truly community driven. Our dedicated group of committed, appointed citizens provides leadership, wisdom, and oversight to the selection and funding of projects. This structure ensures that community and neighborhood priorities are given the time and attention they deserve and, if possible, the funding they need to succeed.

Please take a look at this report and reflect on our progress with us. If we all work together to maintain and improve our own homes and help others improve their homes in ways both big and small and if we all work together to keep our neighborhoods strong, our neighborhoods will all be the kinds of places where we all want to live. Many small steps make a big difference. And it all starts with that first step.

Let me take this opportunity to thank our Affordable Housing Commission and staff for everything you do.

Sincerely,

Francis G. Slay
Francis G. Slay
MAYOR



Chairman's Remarks

What a fast paced
two years this has been
for the Commission!



As the economic climate of this nation shifts, an inevitable gap is created in housing-related services for low and moderate income families and individuals. As Commissioners, we constantly strive to be mindful of this gap and to do what we can to meet this need.

One of the highlights of 2007 was the Commission/staff retreat held March 31, 2007. I proposed the special meeting to look at needs versus the Commission's resources, and to identify strategies, if possible, to address key unmet needs. The Commission identified a need for more low to moderate income housing production and made \$1 million available for a special spring funding round, in addition to the funds budgeted for the annual fall round.



The Notice of Funding Availability for the special funding round encouraged for-profit and non-profit developers of low income housing to apply. Habitat for Humanity was successful with their application for funding to build 10 single family homes for their JeffVanderLou 2008 Build Project. The special round also created a new partnership with KAI Design, Inc., a minority business that is working with the St. Louis Housing Authority and the City to replace the Cochran high-rise public housing development with attractive rental homes where low and moderate income families can live side by side with middle and upper income neighbors. When this development is complete, the last of the City's public housing high-rises will have been transformed.

Fiscal year 2007 was also another milestone for the Commission. Ms. Betty Jean Kerr, one of the inaugural members appointed by Mayor Francis Slay, completed six years of service as a Commissioner. At the same time, she completed more than 30 years of service as an executive for People's Health Centers. Upon her retirement, we saluted a great and valuable friend. We wish Ms. Kerr the best in her travels as she continues to serve others. We will miss her forceful voice, her advocacy and her concern for the underserved.

As we move forward, we will not give up hope; we shall not sway from our mission. The Affordable Housing Commission will continue to meet the needs of those who need help in accessing and maintaining quality affordable and accessible housing. As Mayor Slay's representatives, we will continue to listen to those in need and we will continue to empower those who have pledged to serve them.

Donna C. Jones
Donna C. Jones, Chairman

Executive Director's *remarks*



Welcome to this special edition of the Affordable Housing Commission's "Report to the Community". We are combining information for fiscal years 2006 and 2007 to provide a comprehensive look at services and accomplishments made possible by revenues from the City of St. Louis Affordable Housing Trust Fund.

The department's fiscal year, like the City's, runs from July 1 through June 30. In the two years covered by this report, the Commission awarded more than \$12.8 million in grants and loans for housing developments and housing-related services.

All funds awarded by the Commission must benefit families and individuals earning eighty percent of the St. Louis metropolitan area median income (AMI) or less. In addition, forty percent of funds awarded must be used for activities and services that benefit families and individuals with incomes at or below twenty percent of the area median income. For the last two years, the AMI figures have remained constant. A family of four living at twenty percent of the area median income earns \$13,180 a year. A family of four living at eighty percent of the area median income earns \$52,700 per year. The scale is also adjusted based on family size.

The following is a sample of the products and services provided in 2006 - 2007 with Trust Fund allocations:

- 253 new homes, including the construction of rental homes affordable to public housing-eligible families in the Blumeyer and Cochran housing developments
- 215 home repairs made by five non-profit agencies
- 123,616 bed-nights for the homeless (167 beds available per night for two years)
- Transitional housing occupied for time periods ranging from three months to two years by 2,428 individuals
- Rent, mortgage or utility assistance for 5,273 families.

In Fiscal Year 2006, the Commission's Account Clerk II began offering classes in bookkeeping and reporting for newly funded agencies. What we learned from participant feedback is that several long time applicants benefited from the sessions as well. The ninety minute overview is an excellent refresher course for previously funded agencies and an excellent instructional tool for new agencies that need to know how to invoice and report to the Commission.

We are investing significant amounts of financial capital in the new construction of universally designed single family homes and mixed income rental complexes in areas that haven't seen new investment in years. The Commission continued its practice of making site visits to these development projects and to agencies providing services, as well as allowing agencies to make brief presentations at Commission meetings. The goal of these visits and presentations is to inform commissioners of the needs and accomplishments of our housing providers and the clients that they serve. The creation of new affordable and accessible homes is only one way in which the Commission fulfills its mission. There are so many other ways that Affordable Housing Trust Funds make a difference.

Accessibility modifications are provided for home owners and for landlords who are willing to designate housing units for people with disabilities. The Commission also funds domestic violence counselors and protected shelters for abused women. The Commission supports programs for recovering alcoholics, programs for ex-offenders needing a fresh start, and group homes for pregnant teens and their children. For existing homeowners, critical home repairs, lead abatement or utility assistance often make the difference between continuing homeownership or homelessness. The Affordable Housing Trust Fund, through its partner agencies, helps address the housing-related needs of City residents in a variety of ways.

Our work fills a void for so many. I am happy to say that for some we have been a blessing. On behalf of all of our commissioners and the people we serve, I extend our sincere appreciation to Mayor Slay for his vision and commitment to helping all of our citizens. Thanks to the Mayor's dedication, we are making St. Louis a great city again—for everyone!

Angela M. Conley

Angela Morton Conley
Executive Director



Support Staff
(FRONT LEFT TO RIGHT)
Kathleen Lunnemann
Account Clerk II
Loretta Hiner
Senior Housing Analyst
Sherrell Jacobs
Administrative Assistant I

current COMMISSIONERS



Donna C. Jones, Chair
Community-At-Large
Representative



Renato T. Foronda, Vice Chair
Financial/Banking Industry
Representative



John Albert
Community-At-Large
Representative



Ann Bannes
Affordable Housing Management
Representative



Patricia Clay
Disabled Community
Representative



Phil Fingerhut
Home Builder
Representative



Lisa Gould-Walker
Organized Labor Union/
Organization Representative



LaDonna Parker
Licensed Realtor
Representative



Dr. Consuelo Wilkins
Health Care
Representative

Thank You

Mayor Slay and the City of St. Louis wish to thank those appointees who also served the Commission with diligence and commitment during the time period covered by this report:

Gerald Anderson
John Cross
Johnnie Mae Jones
Betty Jean Kerr
Kacie Starr Triplett

Universal Design

Long Term Value & Stability



The Affordable Housing Commission is leading the charge toward universal design and accessibility by requiring all newly constructed homes built with Trust Fund revenue to adhere to a series of specialized criteria. This means that new construction rental and for-sale homes that receive AHC funds will be able to accommodate a wide range of people throughout their life cycles (young and not-so-young, short and tall, with and without physical limitations).

The Commission's Universal Design (UD) philosophy and requirements extend beyond traditional accessibility features that are simply designed for people with mobility limitations. Instead, all of the Commission's new homes include value-added design features that allow each home to be used optimally by the greatest number of people, and with the greatest ease. By making homes more accessible and functional for current and future residents, AHC's investment in new construction is enhancing the quality of life for residents, and adding long-term value and stability to each home throughout its functional lifetime.

A copy of the requirements can be found on the Commission's website at: www.affordablehousingcommissionstl.org.

FY 2006 FUNDING AWARDED

Agency	Project/Program Name	Number Homes/ Number Served	Type of Service	Total Amount Awarded	Services 20% of Area Median Income?	% to 20% AMI	Amount to 20% AMI
Accessibility Modifications:							
Home Services, Inc.	Accessibility Modifications & Minor Home Repairs	220	home modifications	\$100,000	Yes	50%	\$50,000
Paroquod, Inc.	Home Accessibility Program (HAP)	4	home modifications	\$40,000			
Paroquod, Inc.	Rental Home Accessibility Program (RHAP)	5	home modifications	\$20,000	Yes	50%	\$10,000
TOTAL ACCESSIBILITY MODIFICATIONS:		229		\$160,000		38%	\$60,000
Construction/Major Rehabilitation:							
3rd Ward Neighborhood Council	PT Bosley Apartments	51	rental homes	\$225,000			
Affordable City Homes, LLC	Etzel Place Apartments	63	rental homes	\$400,000			
Habitat for Humanity St. Louis	JVL 2006	6	single family homes	\$25,000			
McCormack Baron Salazar	Blumeyer Phase IV	15	rental homes	\$500,000	Yes	66%	\$333,333
Northside Community Housing	St. Ferdinand Homes	6	single family homes	\$375,000			
TOTAL HOMES PRODUCED:		141		\$1,525,000		22%	\$333,333
Education and Counseling:							
American Institute of Social Justice	ACORN	500	people served	\$75,000	Yes	53%	\$40,00
Better Family Life, Inc.	Homebuyer Education & Budget/Credit Counseling	500	people served	\$70,000	Yes	30%	\$21,000
New City Fellowship of St. Louis	Harabee Youth Training Partnership	86	people served	\$70,000	Yes	13%	\$17,500
St. Louis Family Violence Council	Domestic Violence Intervention Partnership	1,840	people served	\$45,000			
TOTAL EDUCATION/COUNSELING BENEFICIARIES:		2,926		\$260,000		30%	\$78,500
Education/Training & Rent/Mortgage Subsidies:							
Catholic Charities Housing Resource Center	Challenge to Change Project	17,888	people served	\$196,000	Yes	50%	\$98,000
Community Alternatives, Inc.	Bridges	3	people served	\$100,000	Yes	100%	\$100,000
St. Patrick Center	Independent Living Skills	61	people served	\$120,000	Yes	100%	\$120,000
Catholic Charities Housing Resource Center	Stronger Together	131	people served	\$55,000	Yes	10%	\$5,500
TOTAL EDUCATION/TRAINING & RENT/MORTGAGE SUBSIDIES:		18,083		\$471,000			\$323,500
Home Repairs:							
Dutchtown South	Dutchtown Emergency Home Repair	12	home repairs	\$55,000		25%	\$13,750
Franciscan Connection	Stone-by-Stone Project	96	home repairs	\$15,000			
Rebuilding Together - St. Louis	Home Repairs & Modifications	64	home repairs	\$75,000			
World Changers/Tower Grove Baptist	World Changers 2006	23	home repairs	\$75,000			
TOTAL HOME REPAIRS:		195		\$220,000		6%	\$13,750
Neighborhood Stabilization:							
Community Development Administration	Management Assistance Program	750	nuisance abatements	\$408,000			
TOTAL NEIGHBORHOOD STABILIZATION:		750		\$408,000			
Homeless Prevention/Shelter:							
Homeless Prevention/Shelter:	Centenary Cares	38,043	served	\$150,000	Yes	100%	\$150,000
Centenary United Methodist Church	Christian Service Center Family Shelter	41,975	bed nights	\$600,000	Yes	100%	\$600,000
Christian Service Center, Inc.	NAMI Homeless Outreach Initiative	60	served	\$35,000	Yes	100%	\$35,000
Notional Alliance on Mental Illness (NAMI)	Emergency Shelter	18,075	bed nights	\$250,000	Yes	100%	\$250,000
Peter & Paul Community Services, Inc.	Shelter Plus Care	78	persons	\$35,000	Yes	50%	\$17,500
Queen of Peace Center							
United Methodist Metro Ministry							
(Metro Homeless Center)							
The Women's Safe House	Shalom House Emergency Shelter	471	persons	\$160,000	Yes	100%	\$160,000
	Homeless Prevention	149	served	\$40,000	Yes	100%	\$40,000
TOTAL HOMELESS PREVENTION/SHELTER:		98,851		\$1,270,000		99%	\$1,252,500
Rehab/Renovations/Lead Abatement:							
Peter & Paul Community Services, Inc.	Emergency Shelter	1	facility	\$11,864	Yes	100%	\$11,864
St. Louis Lead Prevention Coalition	Lead Safe	200	families served	\$31,000			
Urban League of Metropolitan St. Louis	Lead Remediation	8	households	\$100,000	Yes	100%	\$100,000
TOTAL REHAB/RENOVATIONS/LEAD ABATEMENT:		209		\$142,864			\$111,864
Rent/Mortgage/Utility Subsidy:							
Adequate Housing for Missourians	Rental Assistance	109	families served	\$55,000	Yes	50%	\$27,500
Catholic Charities Housing Resource Center	Katrina Relief	150	families served	\$187,500	Yes	100%	\$187,500
Cardinal Ritter Senior Services	Senior Adults Find Encouragement (SAFE)	96	families served	\$30,000	Yes	100%	\$30,000
Carondelet Community							
Betterment Federation, Inc. (CCBF)	St. Joseph Outreach	162	families served	\$50,000	Yes	100%	\$50,000
Center for Women in Transition	Mentoring Program	34	families served	\$75,000	Yes	100%	\$75,000
City of St. Louis Dept. of Human Services	Heat Up St. Louis	697	families served	\$250,000	Yes	50%	\$125,000
Missouri EnergyCare, Inc. dba EnergyCare	2006 Low-Income Energy Assistance Project	61	families served	\$15,000	Yes	100%	\$15,000
Paroquod, Inc.	Rental Assistance Program (RAP)	63	families served	\$30,000	Yes	33%	\$10,000
Peter & Paul Community Services, Inc.	Positive Directions	15	families served	\$33,000	Yes	100%	\$33,000
St. Patrick Center	Homeless Prevention Program	226	families served	\$100,000	Yes	100%	\$100,000
TOTAL RENT/MORTGAGE/UTILITY SUBSIDY:		1,613		\$638,000		102%	\$653,000
Transitional Housing:							
Almost Home, Inc.	Almost Home	30	served	\$50,000	Yes	100%	\$50,000
Community Response	Transitional Housing and Independent Living	12	served	\$80,000	Yes	100%	\$80,000
Faith House	Dream House	25	served	\$150,000	Yes	100%	\$150,000
Harris House Foundation	Recovery with Responsibility	315	served	\$35,000	Yes	100%	\$35,000
Haven of Grace	Residential Program	40	served	\$81,000	Yes	100%	\$81,000
Interfaith Residence (Doorways)	Doorways Housing Program	238	served	\$235,000	Yes	100%	\$235,000
Places for People, Inc.	Sullivan Street Apartments	18	served	\$60,000	Yes	100%	\$60,000
St. Louis Transitional Hope House	Residential Program	60	served	\$125,000	Yes	100%	\$125,000
St. Patrick Center	Rosati Transitional Living Center	47	served	\$110,000	Yes	100%	\$110,000
Peter & Paul Community Services, Inc.	Labre Center	25	served	\$80,000	Yes	100%	\$80,000
TOTAL TRANSITIONAL HOUSING:		810		\$1,006,000		100%	\$1,006,000
GRAND TOTALS:		123,807		\$6,100,864		63%	\$3,832,447

FACT

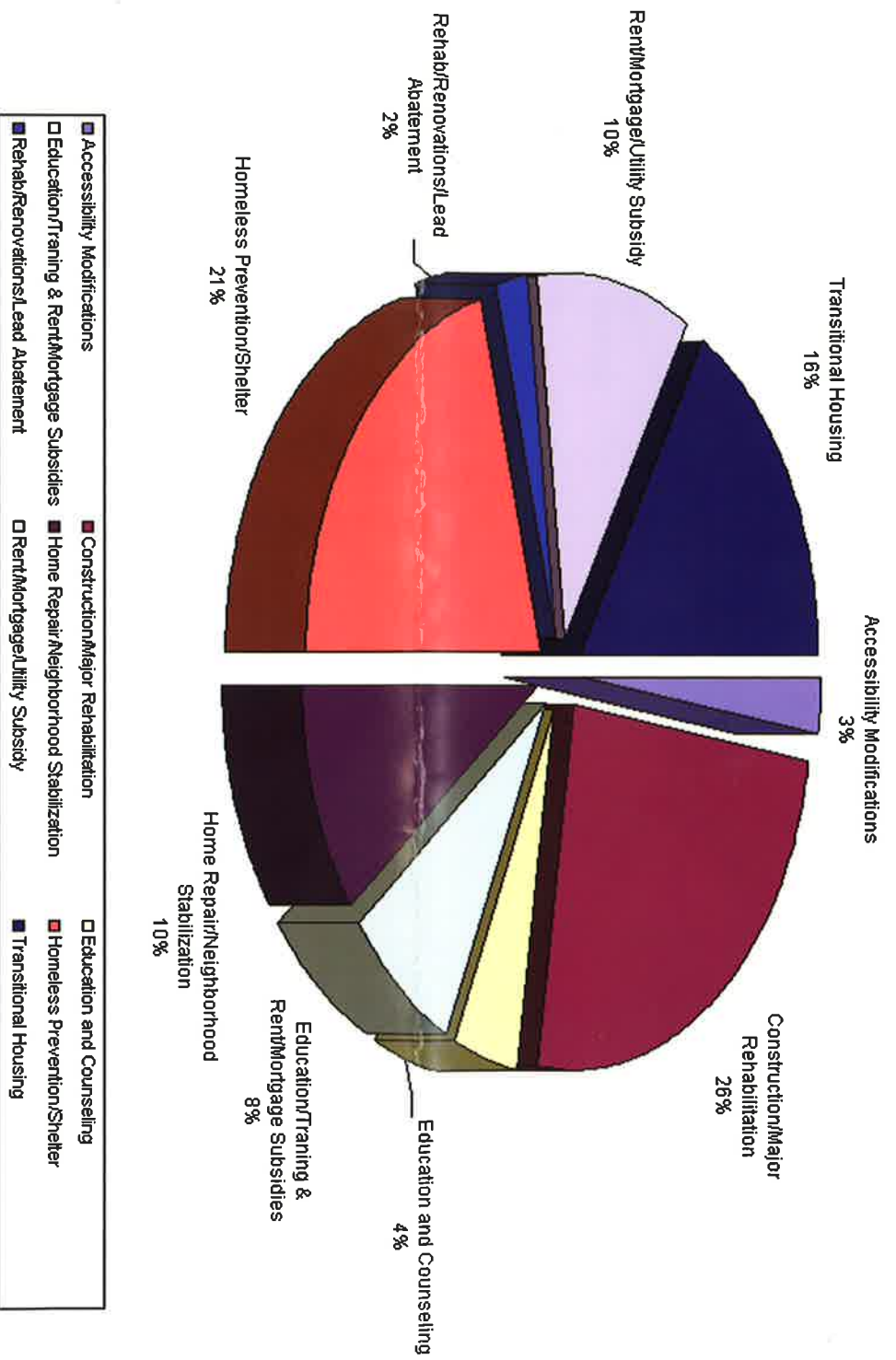
Did You Know?

Affordable Housing Trust Funds have helped to produce more than 900 new homes in the St. Louis community at a total investment of \$17,546,471. These new homes include rental units, condominiums and single family homes.

AFFORDABLE HOUSING COMMISSION
FINANCIAL REPORT FOR FISCAL YEAR 2006
July 1, 2005 - June 30, 2006

Beginning Balance 7/1/05.....	\$ 15,224,538.81
2006 Expenditures	\$ (7,609,261.74)
2006 Encumbrances	\$ (5,491,080.01)
2006 Commitments	\$ (5,705,767.44)
2005 Unbudgeted Donation	\$ 10,000.00
2006 Unbudgeted Expenditure.....	\$ (10,000.00)
2006 Use Tax Revenue & Interest.....	\$ 5,155,950.58
Ending Balance 6/30/06.....	\$ 1,574,380.20

FY 2006 Funding Awarded



Mayor Signs HUD Agreement
to Enforce Fair Housing



Photo Credit: EHOC

Mayor Francis Slay signs the interim agreement as HUD officials Kim Kendrick, Robbie Herndon, Ed Warts and Comptroller Darlene Green look on.

Mayor Francis Slay and Comptroller Darlene Green signed an interim agreement with the US Department of Housing & Urban Development (HUD) to work together to enforce the Fair Housing Act on April 27, 2006. The historic event occurred at the Equal Housing Opportunity Council's "Diverse Housing for Diverse Communities" conference. The St. Louis Board of Aldermen passed an ordinance on June 9, 2006, making the City of St. Louis' local fair housing laws substantially equivalent to the federal law. The agreement will allow the City's Civil Rights Enforcement Agency (CREA) to accept and investigate fair housing complaints from HUD. The City of St. Louis prohibits discrimination on the basis of sexual orientation and source of income, in addition to discrimination on the basis of the seven classes protected under the federal law.

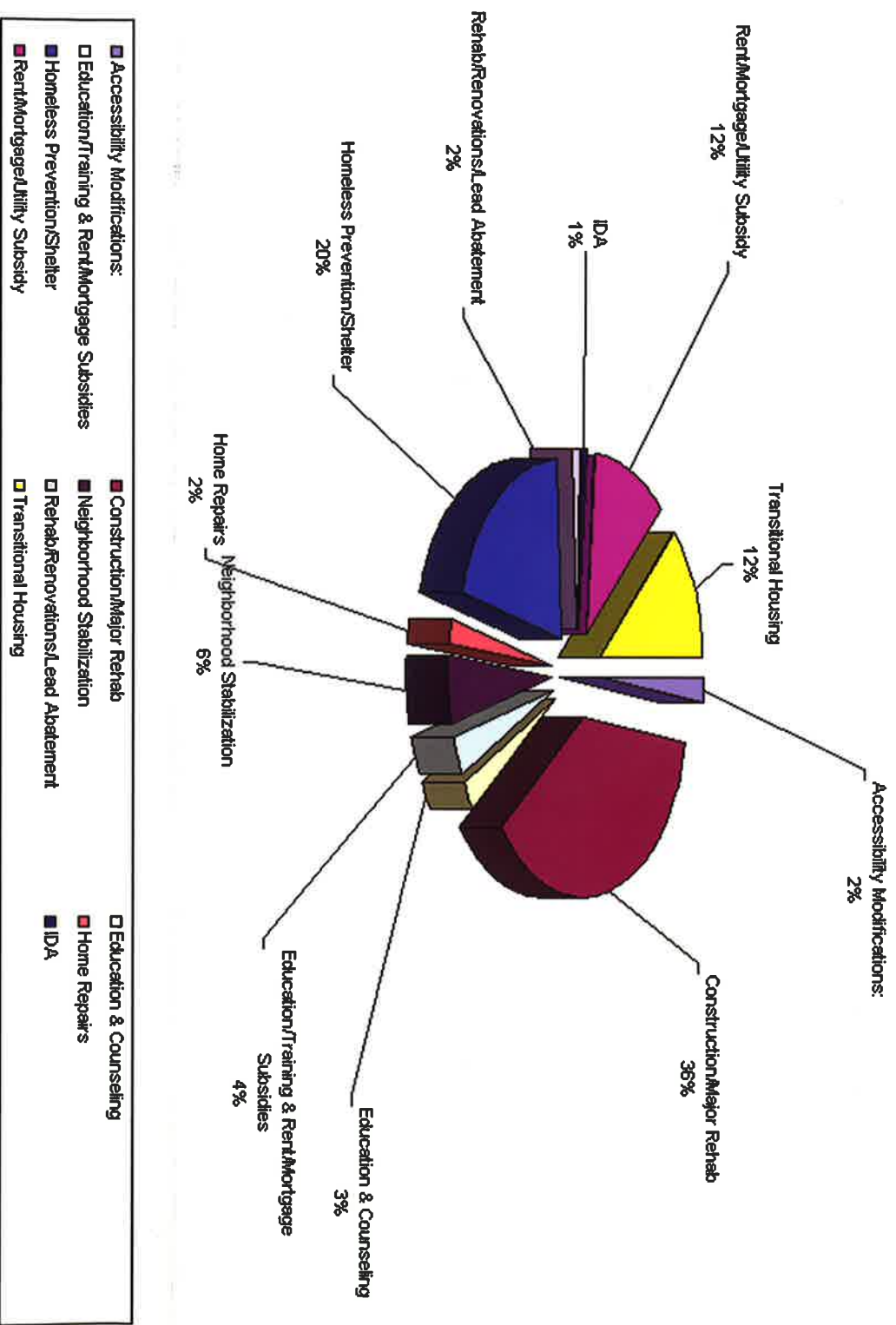
FY 2007 FUNDING AWARDED

Agency	Project/Program Name	Number Homes/ Number Served	Type of Service	Total Amount Awarded	Services 20% of Area Median Income?	% to 20% AMI	Amount to 20% AMI						
Accessibility Modifications:													
Home Services, Inc. Paroquod, Inc. Paroquod, Inc.	Accessibility Modifications and Minor Home Repair	300	home modifications	\$90,000	Yes	33%	\$30,000						
	Home Accessibility Program (HAP)	5	home modifications	\$36,000									
	Rental Home Accessibility Program (RHAP)	3	home modifications	\$18,000	Yes	50%	\$9,000						
TOTAL ACCESSIBILITY MODIFICATIONS:		308		\$144,000		27%	\$39,000						
Construction/Major Rehabilitation:													
Cochran Redevelopment Partners, LLC Cochran Redevelopment Partners, LLC Grand South Senior Limited Partnership Habitat for Humanity St. Louis Habitat for Humanity St. Louis Hamilton Heights Neighborhood Organization, Inc. McCormack Baron Salazar North Market Place Development LLC Red Brick Community Land Trust Wachter, Inc./People's CDC	Cochran Gardens Hope VI (Phase I)	5	rental homes	\$200,000	Yes	67%	\$133,333						
	Cochran Gardens Hope VI (Phase II)	10	rental homes	\$300,000	Yes	40%	\$120,000						
	Grand South Senior Apartments	5	rental homes	\$50,000									
	Mark Twain 2007	8	single family homes	\$260,000									
	JeffVanderlou 2008 Build Project	10	single family homes	\$350,000									
	Palm Place Development II	10	single family homes	\$400,000									
	Blumeyer Phase IV: Renaissance Place	15	rental homes	\$500,000	Yes	66%	\$333,333						
	Greater 1 4th Street Mall Redevelopment	42	rental homes	\$300,000									
	Ann Avenue Permanently Affordable Housing	2	single family homes	\$60,000									
	People's Place	4	single family homes	\$100,000									
TOTAL HOMES PRODUCED:		111		\$2,520,000		23%	\$586,666						
Education and Counseling:													
Better Family Life, Inc. Metro St. Louis Equal Housing Opportunity Council New City Fellowship of St. Louis St. Louis Family Violence Council	Homebuyer Education & Budget/Credit Counseling	250	people served	\$70,000	Yes	30%	\$21,000						
	Fair Housing and Homelessness Prevention	100	people served	\$10,000									
	Harambee Youth Training Partnership	75	home repairs	\$63,000	Yes	22%	\$14,000						
TOTAL EDUCATION/COUNSELING BENEFICIARIES:		300	people served	\$45,000									
Education/Training & Rent/Mortgage Subsidies:													
Catholic Charities HRC St. Patrick Center	Stronger Together	131	people served	\$55,000	Yes	9%	\$5,000						
	Independent Living Skills	700	people served	\$195,000	Yes	100%	\$195,000						
TOTAL EDUCATION/TRAINING & RENT/MORTGAGE SUBSIDIES:		831		\$250,000		80%	\$200,000						
Neighborhood Stabilization:													
Community Development Administration	Management Assistance Program	750	nuisance abatements	\$400,000									
TOTAL NEIGHBORHOOD STABILIZATION:		750		\$400,000			\$0						
Home Repairs:													
Corandellet Community Betterment Federation, Inc. (CCBF, Inc.) Dutchtown South Franciscan Connection World Changers/Tower Grove Baptist	House Repair Program	10	home repairs	\$25,000	Yes	32%	\$8,000						
	Dutchtown Emergency Home Repair	10	home repairs	\$49,500	Yes	20%	\$10,000						
	Stone-by-Stone Project	75	home repairs	\$13,500									
	World Changers 2007	25	home repairs	\$65,000									
	TOTAL HOME REPAIRS:		120		\$153,000		12%	\$18,000					
Homeless Prevention/Shelter:													
Centenary Church of St. Louis Christian Service Center dca Gateway Homeless Services, Inc. Metro Homeless Center & Family Services Peter & Paul Community Services, Inc. Peter & Paul Community Services, Inc. The Women's Safe House	Centenary Cares	50,400	meals	\$250,000	Yes	100%	\$250,000						
	Gateway Homeless Services Family Shelter	41,975	bed nights	\$600,000	Yes	100%	\$600,000						
	Shalom House Emergency Shelter	250	bed nights	\$160,000	Yes	100%	\$160,000						
	Breakfast Program	2,000	served	\$45,000	Yes	100%	\$45,000						
	Emergency Shelter	19,000	bed nights	\$250,000	Yes	100%	\$250,000						
TOTAL HOMELESS PREVENTION/SHELTER:		65	served	\$40,000	Yes	100%	\$40,000						
TOTAL HOMELESS PREVENTION/SHELTER:								113,690		\$1,345,000		100%	\$1,345,000
Rehab/Renovations:													
Intercommunity Housing Association	Remediation, Safety & Security	45	households	\$11,500									
TOTAL REHAB/RENOVATIONS:		45		\$11,500			\$0						
Lead Abatement:													
Urban League of Metropolitan St. Louis	Lead Remediation	7	home remediations	\$90,000	Yes	56%	\$50,000						
TOTAL LEAD ABATEMENT		7		\$90,000		56%	\$50,000						
IDA (Individual Development Account):													
People's Community Development Corp.	People's IDA Program	2	IDAs	\$35,000									
TOTAL IDA:		2		\$35,000			\$0						
Rent/Mortgage/Utility Subsidy:													
Cardinal Ritter Senior Services Corandellet Community Betterment Federation, Inc. (CCBF, Inc.) Catholic Charities HRC Center for Women in Transition City of St. Louis Dept. of Human Services Great Things, Inc. Paroquod, Inc. St. Patrick Center Society of St. Vincent DePaul Urban League of Metropolitan St. Louis	Senior Adults Find Encouragement (SAFE)	101	families served	\$27,000	Yes	100%	\$27,000						
	St. Joseph Outreach	100	families served	\$45,000	Yes	100%	\$45,000						
	Project HOPE	2,942	families served	\$176,400	Yes	50%	\$87,500						
	Mentoring Program	20	families served	\$67,500	Yes	100%	\$67,500						
	DHS Utility Assistance	500	families served	\$200,000	Yes	50%	\$100,000						
	Project RISE Phase II	80	families served	\$40,000	Yes	50%	\$20,000						
	Rental Assistance Program (RAP)	40	families served	\$27,000	Yes	37%	\$10,000						
	Homeless Prevention Program	125	families served	\$100,000	Yes	100%	\$100,000						
	Release to Rent	6	families served	\$40,000	Yes	100%	\$40,000						
	Rent/Mortgage/Utility Assistance	77	families served	\$63,500	Yes	100%	\$63,500						
TOTAL RENT/MORTGAGE/UTILITY SUBSIDY:		3,991		\$786,400		71%	\$560,500						
Transitional Housing:													
Almost Home, Inc. Faith House Harris House Foundation Interfaith Residence (Doorways) Peter & Paul Community Services, Inc. Places for People, Inc. St. Louis Transitional Hope House St. Patrick Center	Almost Home	15	served	\$50,000	Yes	100%	\$50,000						
	Dream House	15	served	\$150,000	Yes	100%	\$150,000						
	Recovery with Responsibility	325	served	\$35,000	Yes	100%	\$35,000						
	Doorways Housing Program	750	served	\$235,000	Yes	100%	\$235,000						
	Labre Center	40	served	\$80,000	Yes	100%	\$80,000						
	Sullivan Street Apartments	18	served	\$60,000	Yes	100%	\$60,000						
	Residential Program	210	served	\$125,000	Yes	100%	\$125,000						
	Rosati Transitional Living Center	35	served	\$90,000	Yes	100%	\$90,000						
TOTAL TRANSITIONAL HOUSING:		1,408		\$825,000		100%	\$825,000						
GRAND TOTALS:		121,988		\$6,747,900		54%	\$3,659,166						

AFFORDABLE HOUSING COMMISSION
FINANCIAL REPORT FOR FISCAL YEAR 2007
July 1, 2006 - June 30, 2007

Beginning Balance 7/1/06	\$ 12,847,017.94
2007 Expenditures	\$ (7,119,001.05)
2007 Encumbrances	\$ (3,935,951.75)
2007 Commitments	\$ (5,530,546.89)
2007 Use Tax Revenue & Interest	\$ 5,249,966.71
Ending Balance 6/30/07	\$ 1,511,484.96

FY 2007 Funding Awarded



Affordable Housing Development

The Community Development Administration's Residential Development Division receives funding from four federal programs that are administered by the U. S. Department of Housing and Urban Development (HUD). Those programs are: Community Development Block Grants (CDBG), Home Investment Partnership



Community Development Administration

Grants (HOME), Housing Opportunities for People with AIDS (HOPWA) and Emergency Shelter Grants (ESG). CDA's fiscal year is January 1st through December 31st. In 2006, the department helped to create 136 new affordable homes. The types of homes created include 110 new rehabilitated rental homes, 2 rehabilitated for-sale homes, and 24 newly constructed for-sale homes.

All homes met HUD's guideline for affordability to families earning 80% or less of the area median income.

In 2007, CDA provided assistance to developers that allowed for the completion of 210 affordable homes. Of these, 152 were new rental homes, 27 were rehabilitated rental homes, 9 were rehabilitated for-sale homes and 22 were new for-sale homes.

A number of additional for-sale and rental housing developments are currently under construction or are in the predevelopment stages for fiscal year 2008.

Ongoing Efforts of Other City Departments

FACT

Did You Know?
Since the inception of the Affordable Housing Commission in 2001 through June 30, 2007, more than \$42,395,000 has been awarded in grants and loans that provide housing services and assist in the production of new and substantially rehabilitated affordable homes for City residents.

Healthy Home Repair PROGRAMS

As part of ongoing efforts to preserve affordable homes for low and moderate income owners, the Healthy Home Repair Program continues to play a key role. The Healthy Home Repair Program seeks to improve the quality and safety of owner-occupied homes by providing a coordinated approach to addressing health and safety issues. As such, all scopes of work are driven by building and code compliance and lead hazard reduction with the goal of a code-compliant and lead-safe home. The variety of funding sources in the Healthy Home Repair Program include CDBG, HOME, Affordable Housing Trust Funds, Missouri Housing Trust Funds, HUD Lead Grants, Federal Home Loan Bank funds, and special purpose funds via the non-profits that administer the program. This leveraging of a variety of funding sources enables the program to address critical housing needs more broadly than with one funding source alone. Repairs made in the program often translate into improving the affordability of the home, as quite often windows are replaced and other energy saving repairs are completed. These energy-related improvements lower ongoing utility bills.

Accomplishments for the Healthy Home Repair Program include the following:

2006	
Loans Closed:	307
Repair Projects Completed:	204
CDBG/HOME Committed:	\$2,694,902
Leverage Funds Committed:	\$2,581,617
Total Funds Committed:	\$5,276,519

2007	
Loans Closed:	279
Repair Projects Completed:	208
CDBG/HOME Committed:	\$2,046,116
Leverage Funds Committed:	\$3,548,700
Total Funds Committed:	\$5,594,816

In 2006, 24% of HHRP participants had incomes that were extremely low—less than 30% of the area’s median income (AMI)—while an additional 30% were low income at 30-50% AMI. The remaining 46% were moderate income homeowners (50-80% AMI). The goal in 2006 was to assist a total of 300 low and moderate income homeowners through the City’s home repair programs—307 loans were closed, and 204 projects were completed.

In 2007, 24% of HHRP participants had incomes that were extremely low—less than 30% of the area’s median income (AMI)—while an additional 31% were low income at 30-50% AMI. The remaining 45% were moderate income homeowners (50-80% AMI). The goal in 2007 was to assist a total of 270 low and moderate income homeowners through the City’s home repair programs—279 loans were closed, and 208 projects were completed.

Department Of Human Services

The mission of the Department of Human Services, to improve the quality of life for low income citizens through the provision of social services, has never been more important than during the past two years.

Several years ago, Mayor Slay and County Executive Charlie Dooley joined together in a Plan to End Chronic Homelessness by the year 2015. The department is charged with meeting the goal. A major component of the plan is the creation of a minimum of 500 units of permanent supportive housing. In addition, the Plan calls for the establishment of “safe havens” to help the homeless overcome many of the traps and hardships they face every day. These “drop-in” centers are designed to be shelters from the weather, but they do much more than that. They provide nutritional hot meals, offer shower and laundry facilities, and allow clients access to the internet for potential employment.

Through the Continuum of Care, a city wide collaborative of agencies that minister to the homeless, DHS has been instrumental in taking these and other steps toward eradicating homelessness, rather than simply ‘managing’ the homeless population. The Continuum of Care has established practices to treat each homeless person individually, guiding them through counseling and treatment, and helping them access both transitional and permanent housing. Through the

The Lead Safe Saint Louis Program

The City’s Lead Safe St. Louis Program is intended to eliminate lead poisoning in children by the year 2010. Fiscal years 2006 and 2007 saw tremendous progress toward that goal.

In 2007, the screening prevalence rate dropped to a record low of 4.6% of children with blood levels at or above 10 micrograms per deciliter, reflecting a 65% reduction over 2003’s rate (and more than 30% reduction over 2006’s rate).

Other outstanding accomplishments include, but are not limited to, the following:

- The Lead Safe Housing Registry was launched through socialserve.com in April, 2006. Landlords may list units by denoting one of four categories of lead safety.
- Only 83 children had blood levels at or above 20 micrograms per deciliter in 2007 compared to 217 in 2003.
- More than 76% of children tested in 2007 had blood lead levels below 5 micrograms per deciliter compared to 52% in 2003.
- The program met or exceeded HUD goals in all categories in 2007, and received “Green” report cards from HUD in 2007 for all of the City’s lead remediation grants.
- The Building Division completed a record number of remediation projects: 519 units in 2007 compared to 249 units in 2006.
- A partnership with BJC OB/GYN Clinic resulted in the “Heavy Metal Project” where the City works with the Clinic to make it possible for homes of pregnant women to be remediated prior to the birth of the child.
- A partnership between the program and the City’s Drug Court focuses on screening prospective homes for lead safety before mothers participating in a 12 month rehabilitation program are reunited with their children and placed in a new home.
- The program permanently relocated 22 families to lead safe homes in 2007 in situations where existing homes could not be successfully remediated.



Pictured above (left to right): County Executive Charlie Dooley, Macie Houston, regional director, HUD Region VII, Gail Brown, President, SLARER, and Mayor Francis Slay present proclamations at the day-long event held at St. Louis University.

Homeowner's Expo

The Affordable Housing Commission participated in the Homeownership Expo sponsored by the St. Louis Association of Real Estate Professionals held June 9, 2007.

Continuum of Care’s efforts, an additional 298 permanent housing beds were created as of the end of 2007. More than 50 additional units of housing are planned for 2008.

The Affordable Housing Commission funds the DHS Project SUPPORT, a program that has enabled more than 300 low income individuals to get copies of birth certificates, Missouri IDs, police background checks, vaccinations, etc.—an individual needs all of these items to get a job. The program also provided more than 100 households with window air conditioners or fans to help people living in poverty through the worst of the St. Louis summer heat. In partnership with Cool Down St. Louis, AHC also made funds available to assist with payment of the higher electric bills during the heat crisis period.

The Department of Human Services, through the Continuum of Care and programs like Project SUPPORT, will continue to provide those social services and housing resources needed to enhance the quality of life for extremely low income residents of the City of St. Louis. The partnership forged with the Affordable Housing Commission has enabled many of these initiatives and housing starts to flourish.

Mission Statement

“To promote City living and neighborhood stabilization through the preservation and production of affordable, accessible housing and support services that enhance the quality of life for those in need.”



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AFFORDABLE HOUSING

Cochran Gardens Hope VI, located in the 5th Ward, is the development of 121 rental homes bounded by O'Fallon, Dickson, 9th and 7th Streets downtown. Townhomes in Phase I of the development are shown. The development replaces distressed public housing.



Cochran Gardens Hope VI Projects



Grand South Senior Apartments

Construction progresses on the Grand South Apartment complex, an 87 unit, senior development located at Grand and Winnebago. The complex is designed to accommodate senior socialization in an urban environment by providing services such as transportation, medical coordination and meals.

Harris House



Harris House, located in the 11th Ward, has provided housing and long term recovery services for alcoholic and chemically dependent men and women for more than 45 years. The agency first received Affordable Housing Trust Funds in 2006.



Habitat for Humanity

Habitat for Humanity-St. Louis built these new homes that were designed to match existing architecture in the Mark Twain neighborhood. The three and four bedroom homes are located in the 1st Ward.